



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

99104-(2)

**HEARING DATE**

01/15/14

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201100003  
Housing Permit No. 201200002

# PROJECT SUMMARY

**OWNER / APPLICANT**

Wassim & Faten Zaky

**MAP/EXHIBIT DATE**

07/09/12

**PROJECT OVERVIEW**

The applicant request a conditional use permit (CUP) to convert an existing 18-unit motel into a 13-unit apartment building and to maintain an existing 19-unit apartment building immediately to the north, all within a C-3-CRS (Unlimited Commercial/Commercial-Residential) Zone. All of the units would be deed restricted to provide affordable housing to low-income residents. The applicant also requests a housing permit to allow less than the required amount of parking for the two low-income apartment complexes. A total of 28 uncovered parking spaces would be provided on-site, rather than the 43 covered parking spaces normally required. Each apartment building would have separate driveway access to Santa Fe Avenue, which is located to the east. A total of 4,915 square feet of landscaping would be provided on both sites.

**LOCATION**

7223-7301 Santa Fe Ave., Florence-Firestone

**ACCESS**

Santa Fe Avenue (east)

**ASSESSORS PARCEL NUMBER(S)**

6025-029-012; 6025-029-033; 6025-029-035

**SITE AREA**

0.7 Acres

**GENERAL PLAN / LOCAL PLAN**

Countywide Land Use Plan

**ZONED DISTRICT**

Walnut Park

**LAND USE DESIGNATION**

C (Major Commercial)

**ZONE**

C-3-CRS (Unlimited Commercial- Commercial-Residential)

**PROPOSED UNITS**

32

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

Florence-Firestone

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 3 Categorical Exemption . New Construction or Conversion of Small Structures

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.56.2820 (Housing Permit Burden of Proof Requirements)
  - 22.44.138 (Florence-Firestone CSD requirements)
  - 22.28.220 (C-3 Zone Development Standards)

**CASE PLANNER:**

Tyler Montgomery

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